

**This instrument was prepared by:**

Michael A. Chester  
3700 Cahaba Beach Road  
Birmingham, Alabama 35242

20220413000151810 1/2 \$924.50  
Shelby Cnty Judge of Probate, AL  
04/13/2022 09:40:31 AM FILED/CERT

## **QUITCLAIM DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

***KNOW ALL MEN BY THESE PRESENTS***, that in consideration of Ten and no/100ths Dollars, (\$10.00), and other valuable considerations, to the undersigned, **D. BRUCE IRWIN**, a married man, hereinafter referred to as the **GRANTOR**, in hand paid by **D. BRUCE IRWIN**, a married man and **CARLA BURNS IRWIN**, a married woman, hereinafter referred to as the **GRANTEES**, the receipt whereof is acknowledged, I, **D. BRUCE IRWIN**, do grant, remise, release, quitclaim, and convey unto **D. BRUCE IRWIN** and **CARLA BURNS IRWIN**, all of my right, title, interest, and claim in or to the following described real property, situated in Shelby County, Alabama, to-wit:

**Lot 5-C, according to the survey of Saddle Creek Farms (Final Survey), as the same is recorded in Map Book 14 at page 5 in the Probate Office of Shelby County, Alabama.**

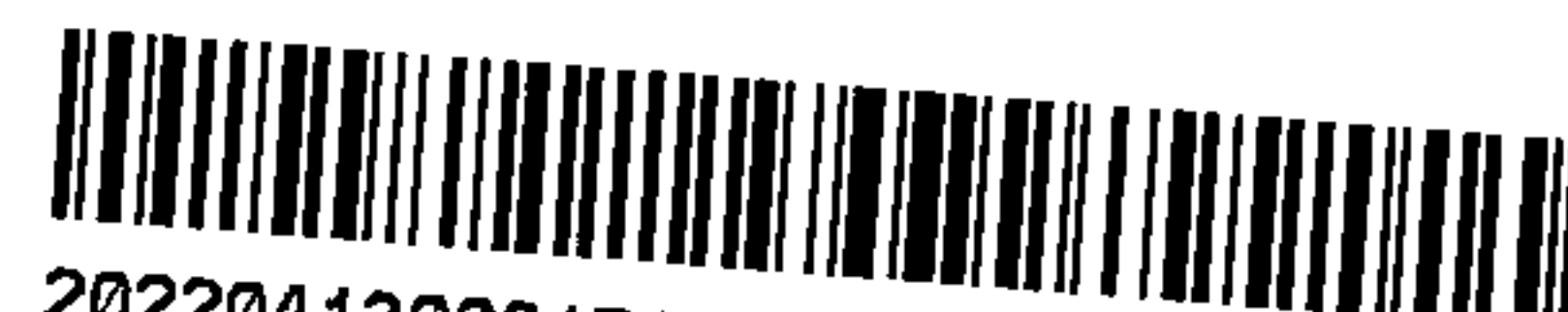
**Subject to all ad valorem taxes, easements, reservations, restrictions, rights-of-way, covenants, and encumbrances of record.**

**Said property is not the homestead of the Grantor nor Grantees.**

**The preparer of this document is a scrivener, only. No title search has been performed by the preparer of this conveyance and none requested by the Grantor or Grantee herein. The preparer of this conveyance makes no representations, express or implied, regarding title or marketability.**

**TO HAVE AND TO HOLD**, to the said **GRANTEES, D. BRUCE IRWIN and CARLA BURNS IRWIN**, their heirs and assigns, **FOREVER**.

Shelby County, AL 04/13/2022  
State of Alabama  
Deed Tax: \$899.50



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IN WITNESS WHEREOF, I have hereto set my hand and seal, this 9<sup>th</sup> day of September, 2021.

D. Bruce Irwin  
D. BRUCE IRWIN

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **D. BRUCE IRWIN**, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of September, 2021.

Ashley Waters  
NOTARY PUBLIC

(SEAL)

My commission expires: 9/4/2024

Send Tax Notice To:

Grantee's Address:

D. Bruce Irwin  
2765 Saddlecreek Trail  
Birmingham, Alabama 35242

Grantee's Address:

Carla Burns Irwin  
2765 Saddlecreek Trail  
Birmingham, Alabama 35242

Property Address:

2765 Saddle creek Trail  
Birmingham, Alabama  
35242

FMV: \$1,798,250

1/2: \$899,125

